



City of NORFOLK

C: Dir., Department of Planning and Community Development

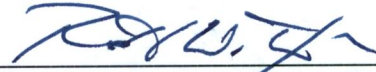
To the Honorable Council
City of Norfolk, Virginia

June 24, 2014

From: George M. Homewood, AICP, CFM, Planning Director

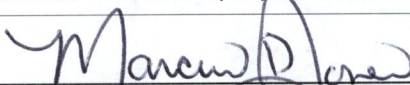
Subject: **To modify conditions of a previous Rezoning which regulate the use of property zoned Conditional C-2, and for a Special Exception to operate an eating and drinking establishment –Handsome Biscuit**

Reviewed:


Ronald H. Williams, Jr., Assistant City Manager

Ward/Superward: 2/7

Approved:


Marcus D. Jones, City Manager

Item Number:

PH-2

- I. **Staff Recommendation:** Approval of both requests.
- II. **Commission Action:** By a vote of **6 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** These requests would allow the existing restaurant, Handsome Biscuit, to serve alcoholic beverages to their customers, as well as to change the zoning conditions which regulate the use of the property.
- IV. **Applicant:** Handsome Biscuit
2511 Colonial Avenue

V. **Description**

	Current	Proposed
Hours of Operation	N/A	8:00 a.m. until 11:00 p.m, seven days a week
Hours for the Sale of Alcohol	N/A	10:00 a.m. until 11:00 p.m, seven days a week
Seating	12 seats indoor 0 seats outdoor 42 total capacity	12 seats indoor 24 seats outdoor 42 total capacity

Staff point of contact: Matthew Simons at 664-4750, matthew.simons@norfolk.gov

Attachments:

- Staff Report to CPC dated May 22, 2014 with attachments
- Proponents and Opponents
- Ordinances
- Letter of support – Park Place Civic League



City of NORFOLK

To the City Planning Commission
City of Norfolk, Virginia

May 22, 2014

From: Matthew Simons,
City Planner II *M.S.*

Subject: For the following
applications at 2511 Colonial
Avenue – Handsome Biscuit:

- a. Change of zoning to modify the
conditions of a conditionally
zoned C-2 (Corridor Commercial)
property
- b. Special exception to operate an
eating and drinking
establishment

Reviewed: Leonard M. Newcomb III, CFM *LMN*
Land Use Services Manager

Ward/Superward: 2/7

Approved: *[Signature]*
George M. Homewood, AICP, CFM
Planning Director

Item Number: 2

- I. **Recommendation:** Staff recommends approval of both requests, considering compliance with *Zoning Ordinance* requirements and consistency with approved plans.
- II. **Applicant:** Handsome Biscuit by John Porter
2511 Colonial Avenue
- III. **Description:** These requests would allow the existing restaurant, Handsome Biscuit, to serve alcoholic beverages to their customers, as well as to change the zoning conditions which regulate the use of the property.
- IV. **Analysis**
The site is located on the southwest corner of Colonial Avenue and West 26th Street within the Park Place neighborhood.

Plan Analysis

Change of Zoning

- The proposed change of zoning is consistent with *plaNorfolk2030*, which designates this site as commercial.
- City Planning Commission is considering an amendment to *plaNorfolk2030* which would establish development criteria for development along this section of Colonial Avenue.
 - It calls for buildings to be located no more than 10 feet from the right-of-way line, first floors to be transparent, parking to be located to the rear or screened from view, and uses to be pedestrian-oriented.
 - The parking lot on the proposed site plan conforms to all of these revisions that are currently proposed to be added to *plaNorfolk2030*.

Special Exception

- The proposed special exception is consistent with *plaNorfolk2030*, which designates this site as commercial.

Zoning Analysis

Change of Zoning

- The site is located in a conditional C-2 (Corridor Commercial) zoning district, which was rezoned from a multi-family designation in 1989 to accommodate a proposed automobile service station.
 - At the time, the site was being utilized for nonconforming retail sales and service uses for decades prior to 1989 even though the zoning was for multi-family.
 - The proposed automobile service station was never initiated and the former retail sales and service uses continued.
- Even though the site was never used for the proposed automobile service station, the conditions of the 1989 conditional rezoning do not expire since they are tied to the property and the not the use in place at a given time.
 - As such, the conditions that pertain to the use and operation of the proposed automobile service station still remain in place.
- In order for the site to be used for any other use other than an automobile service station, or the grandfathered retail sales and services use, the conditions of the zoning must be revised to accommodate new uses such as an eating and drinking establishment.

Currently adopted conditions - 1989 (adopted use never initiated)	
1.	The only C-2 use of the property will be as an automobile service station and the sale and service of automobile tires.
2.	The site will developed as shown on the attached site plan and front elevations. (The site plan shows the addition of a second work bay.)
3.	The addition will be painted to match the existing building.
4.	The hours of operation will be 8:30 o'clock a.m. through 6:00 o'clock p.m., Monday through Friday, and 8:30 o'clock a.m. through 1:00 o'clock p.m. on Saturday.

Proposed conditions - pending	
1.	The following uses shall not be permitted on the property: <ol style="list-style-type: none"> Automobile and Truck Repair, Automobile Sales and Service, Adult Movie Theater, Adult Novelty, Convenience Store, 24-Hours (with fuels sales).
2.	A landscape plan shall be submitted to the Department of Recreation Parks and Open space for review and approval. The landscaping shall be installed and maintained in accordance with the approved plan.
3.	The parking lot will be repaired and striped with applicable standards.
4.	No business license shall be issued for any new business on the property until conditions "2" and "3" above have been complied with in their entirety.

Special Exception – eating and drinking establishment

- If the proposed changes are approved to modify the conditions attached to the zoning, then the proposed conditions for the eating and drinking establishment will ensure compliance with *Zoning Ordinance* requirements.

	Current	Proposed
Hours of Operation	N/A	8:00 a.m. until 11:00 p.m, seven days a week
Hours for the Sale of Alcohol	N/A	10:00 a.m. until 11:00 p.m, seven days a week
Seating	12 seats indoor 0 seats outdoor 42 total capacity	12 seats indoor 24 seats outdoor 42 total capacity

Traffic Analysis

- Institute of Transportation Engineers figures calculate forecast travel for restaurants based upon the total seating of an establishment.
 - Since no increase in indoor seating is being proposed for the site, no additional trips are projected.

Parking Analysis

- A parking analysis was performed to ensure that the parking requirements have been met.
- Given the square footage of the establishment, the current parking regulations require 3 off-street parking spaces and no bicycle parking spaces.
 - The proposed site plan accommodates 11 motor vehicle spaces and 5 bicycle spaces.

V. Financial Impact

- The property owner is current on all taxes.

VI. Environmental

- The site is located in a district surrounded by a mix of industrial, commercial and residential uses.

VII. Community Outreach/Notification

- Legal notice was posted on the property on April 15.
- Letter was sent to the Park Place Civic League on May 1.
- Letters were mailed to all property owners within 300 feet of the property on May 7.
- Notice was sent to the civic leagues by the Department of Communications and Technology on May 7.
- Legal notification was placed in *The Virginian-Pilot* on May 8 and 15.

VIII. Coordination/Outreach

This report has been coordinated with the Department of Planning and Community Development and the City Attorney's Office.

Supporting Material from the Department of Planning and Community Development:

- Proffered Conditions - rezoning
- Proposed Conditions - special exception
- Location Map
- Zoning Map
- 1000' Radii Map of similar ABC Establishments with Special Exceptions
- Applications
- Letter to the Civic League

Proponents and Opponents

Proponents

John Porter – Applicant
2511 Colonial Avenue
Norfolk, VA 23517

Opponents

None

Form and Correctness Approved: *RAP*

By *Adrian Davis*
Office of the City Attorney

Contents Approved: *M. A.*

By *[Signature]*
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 2511 COLONIAL AVENUE IN ORDER TO CHANGE CONDITIONS ON PROPERTY ZONED CONDITIONAL C-2 (CORRIDOR COMMERCIAL).

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the property located at 2511 Colonial Avenue is hereby rezoned from Conditional C-2 (Corridor Commercial) to Conditional C-2 (Corridor Commercial) in order to change the conditions. The property which is the subject of this rezoning is more fully described as follows:

Property fronting 105 feet, more or less, along the western line of Colonial Place and 75 feet, more or less, along the southern line of West 26th Street; premises numbered as 2511 Colonial Place.

Section 2:- That the property rezoned by this ordinance shall be subject to the following conditions:

- (a) The following uses shall not be permitted on the property:
 - (1) Automobile and Truck Repair.
 - (2) Automobile Sales and Service.
 - (3) Adult Movie Theater.
 - (4) Adult Novelty.
 - (5) Convenience Store, 24-hours (with fuel sales).
- (b) A landscape plan shall be submitted to the Department of Recreation Parks and Open Space for review and approval. The landscaping shall be installed and maintained in accordance with the approved plan.
- (c) The parking lot will be repaired and striped in accordance with applicable city standards.

- (d) No business license shall be issued for any new business on the property until conditions (b) and (c) above have been complied with in their entirety.

Section 3:- That the conditional rezoning granted herein amends the previous conditional rezoning, adopted on April 11, 1989 (Ordinance No. 35,451) and all conditions previously approved are entirely superseded by the conditions of this rezoning.

Section 4:- That the official Zoning Map for the City of Norfolk is hereby amended and reordained so as to reflect this rezoning.

Section 5:- That this ordinance shall be in effect from the date of its adoption.

By *Adrian M. Neale*
Office of the City Attorney

By *[Signature]*
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION TO THE
TIDEWATER CORPORATION AUTHORIZING THE OPERATION OF AN
EATING AND DRINKING ESTABLISHMENT KNOWN AS "HANDSOME
BISCUIT" ON PROPERTY LOCATED AT 2511 COLONIAL AVENUE.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to The Tidewater Corporation authorizing the operation of an eating and drinking establishment named "Handsome Biscuit" on property located at 2511 Colonial Avenue. The property which is the subject of this Special Exception is more fully described as follows:

Property fronting 105 feet, more or less, along the western line of Colonial Avenue and 75 feet, more or less, along the southern line of West 26th Street; premises numbered 2511 Colonial Avenue.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The hours of operation for the establishment shall be from 8:00 a.m. until 11:00 p.m., seven days per week. No use of the establishment outside of the hours of operation listed herein shall be permitted.
- (b) The hours of operation for the sale of alcoholic beverages shall be from 10:00 a.m. until 11:00 p.m., seven days per week.
- (c) The seating for the establishment shall not exceed 12 seats indoors, 24 seats outdoors, and the total occupant capacity, including employees, shall not exceed 42 people.
- (d) A landscape plan, showing plantings to be located in the locations identified in the attached site

plan set forth in "Exhibit B," and attached hereto, shall be submitted to the Department of Recreation Parks and Open Space for review and approval.

- (e) No amplified sound shall be permitted in any outdoor area, including the outdoor dining area, after 10:00 p.m. Sunday through Thursday nor after 11:00 p.m. on Friday and Saturday.
- (f) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier.
- (g) The establishment shall maintain a current, active business license at all times while in operation.
- (h) The establishment shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.
- (i) No public telephone(s) shall be permitted on the exterior of the property. Any public phone(s) on the interior of the building shall be located in an area within full view of the establishment's staff and shall not be permitted within any restroom.
- (j) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the Special Exception so as to keep such areas free of litter, refuse, solid waste, and any bodily discharge.
- (k) A menu shall be provided containing an assortment of foods which shall be made available at all times the restaurant is open. A food menu and full dining service shall be available at the bar.

- (l) The business authorized by this Special Exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this Special Exception. Should any owner, operator, or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new Special Exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.
- (m) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this Special Exception. This Special Exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- (n) An ABC manager, employed and compensated by the applicant, shall be present at all events held on the premises. This manager shall supervise the event at all times. The ABC manager shall be present on the premises at least one hour prior to the beginning of the event and shall remain on the premises until the event is concluded and the establishment is secured and locked. If alcohol is not served or consumed, a responsible supervisor, employed and compensated by the applicant, shall perform this function.
- (o) In addition to the ABC manager or supervisor the applicant shall provide such additional paid staff as may be necessary to coordinate, supervise, and manage any event held on the premises.
- (p) There shall be no entertainment, no dancing, and no dance floor provided.
- (q) Neither the establishment nor any portion of it

shall be leased, let, or used by any third party to stage an event for profit. No outside promoter shall be permitted to use, operate, rent, or host any event on the premises.

- (r) A copy of this Adult Use Special Exception ordinance and Exhibits shall be available on site at all times for inspection, and a notice indicating that this Adult Use Special Exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted General Plan of Norfolk and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;

- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;
- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENTS:

Exhibit A (3 pages)

Exhibit B (1 page)

From: Frank Kriston <fjkriston@gmail.com>

Sent: Tuesday, May 13, 2014 8:39 AM

To: Simons, Matthew

Subject: John Porter -Special Exceptions

Mr. Simons:

After a presentation from John Porter on his plans to enhance Handsome Biscuit at 2511 Colonial Ave and his plans to renovate and operate an entertainment establishment at 2406 Colonial Avenue, it was determined unanimously by the body of the Civic League that we fully support his proposals.

Both are in line with our neighborhood initiatives, and we are confident that Mr. Porter will create a pedestrian friendly and cohesive addition to the Colonial Avenue PCO district.

If I can offer any further information, please do not hesitate to contact me.

Best regards,

Frank Kriston
President, Park Place Civic League

Conditional Rezoning to amend C-2 (Corridor Commercial) Conditions
2511 Colonial Avenue

- a. The following uses shall not be permitted on the property:
 - 1) Automobile and Truck Repair,
 - 2) Automobile Sales and Service,
 - 3) Adult Movie Theater,
 - 4) Adult Novelty,
 - 5) Convenience Store, 24-Hours (with fuels sales).
- b. A landscape plan shall be submitted to the Department of Recreation Parks and Open space for review and approval. The landscaping shall be installed and maintained in accordance with the approved plan.
- c. The parking lot will be repaired and striped with applicable standards.
- d. No business license shall be issued for any new business on the property until conditions "b" and "c" above have been complied with in their entirety.

Handsome Biscuit – 2511 Colonial Avenue
Eating and Drinking Establishment Conditions

- (a) The hours of operation for the establishment shall be from 8:00 a.m. until 11:00 p.m., seven days a week. No use of the establishment outside of the hours of operation listed herein shall be permitted.
- (b) The hours of operation for the sale of alcoholic beverages shall be from 10:00 a.m. until 11:00 p.m., seven days a week.
- (c) The seating for the establishment shall not exceed 12 seats indoors, 24 seats outdoors, and the total occupant capacity, including employees, shall not exceed 42 people.
- (d) A landscape plan, showing plantings to be located in the locations identified in the attached site plan set forth in "Exhibit B," and attached hereto, shall be submitted to the Department of Recreation Parks and Open Space for review and approval.
- (e) No amplified sound shall be permitted in any outdoor area, including the outdoor dining area, after 10:00 p.m. Sunday through Thursday nor after 11:00 p.m. on Friday and Saturday.
- (f) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier.
- (g) The establishment shall maintain a current, active business license at all times while in operation.
- (h) The establishment shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.

- (i) No public telephone(s) shall be permitted on the exterior of the property. Any public phone(s) on the interior of the building shall be located in an area within full view of the establishment's staff and shall not be permitted within any restroom.
- (j) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the Special Exception so as to keep such areas free of litter, refuse, solid waste, and any bodily discharge.
- (k) A menu shall be provided containing an assortment of foods which shall be made available at all times the establishment is open. A food menu and full dining service shall be available at the bar.
- (l) The business authorized by this special exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this special exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new special exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.
- (m) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this special exception. This special exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- (n) An ABC manager, employed and compensated by the applicant, shall be present at all events held on the premises. This manager shall supervise the event at all times. The ABC manager shall be present on the premises at least one hour prior to the beginning of the event and shall remain on the premises until the event is concluded and the establishment is secured and locked. If alcohol is not served or consumed, a responsible supervisor, employed and compensated by the applicant, shall perform this function.

- (o) In addition to the ABC manager or supervisor the applicant shall provide such additional paid staff as may be necessary to coordinate, supervise, and manage any event held on the premises.
- (p) Neither the establishment nor any portion of it shall be leased, let, or used by any third party to stage an event for profit. No outside promoter shall be permitted to use, operate, rent, or host any event on the premises.
- (q) A copy of this special exception ordinance and Exhibits shall be available on the premises at all times for inspection, and a notice indicating that this special exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.



EXHIBIT "A"
Description of Operations
Eating and Drinking Establishment

Date 4-7-2014

Trade name of business Handsome Biscuit

Address of business 2511 Colonial Avenue

Name(s) of business owner(s)* John Porter, David Hausmann d.b.a. The Tidewater Corporation

Name(s) of property owner(s)* Carol Cheng / Cjcc Colonial, LLC

Daytime telephone number (757) 450-4303

*If business or property owner is partnership, all partners must be listed.

*If business or property owner is an LLC or Corporation, all principals must be listed.

1. Proposed Hours of Operation:

<u>Facility</u>		<u>Alcoholic Beverage Sales</u>	
Weekday	From <u>8am</u> To <u>11pm</u>	Weekday	From <u>10am</u> To <u>11pm</u>
Friday	From <u>8am</u> To <u>11pm</u>	Friday	From <u>10am</u> To <u>11pm</u>
Saturday	From <u>8am</u> To <u>11pm</u>	Saturday	From <u>10am</u> To <u>11pm</u>
Sunday	From <u>8am</u> To <u>11pm</u>	Sunday	From <u>10am</u> To <u>11pm</u>

2. Type of ABC license applied for (check all applicable boxes)

☒ On-Premises ☐ Off-Premises (additional application required)

3. Type of alcoholic beverage applied for

☒ Beer ☒ Wine ☐ Mixed Beverage

4. Will indoor or outdoor entertainment be provided?

(Entertainment consists of anything more than one, unamplified musician)

☐ Yes (Different application required) ☒ No

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July 2013)

Exhibit A – Page 2
Eating and Drinking Establishment

5. Will video games, pool tables, game boards or other types of games be provided?
☐ Yes (If more than 4, additional application required) ☒ No

5a. If yes, please describe type and number of each game to be provided

6. Will patrons ever be charged to enter the establishment?
☐ Yes ☒ No

6a. If yes, why

6b. Which days of the week will there be a cover charge (circle all applicable days)?

☐ Monday ☐ Tuesday ☐ Wednesday ☐ Thursday ☐ Friday
☐ Saturday ☐ Sunday

7. Will the facility or a portion of the facility be available for private parties?
☒ Yes ☐ No

7a. If yes, explain

BIRTHDAYS, SHOWERES, SPECIAL OCCASIONS, ETC.

8. Will a third party (promoter) be permitted to lease, let or use the establishment?
☐ Yes ☒ No

8a. If yes, explain

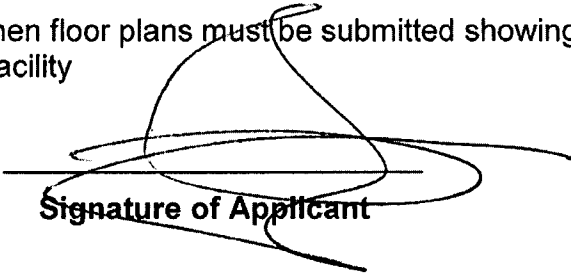
9. Will there ever be a minimum age limit?
☐ Yes ☒ No

Exhibit A – Page 3
Eating and Drinking Establishment

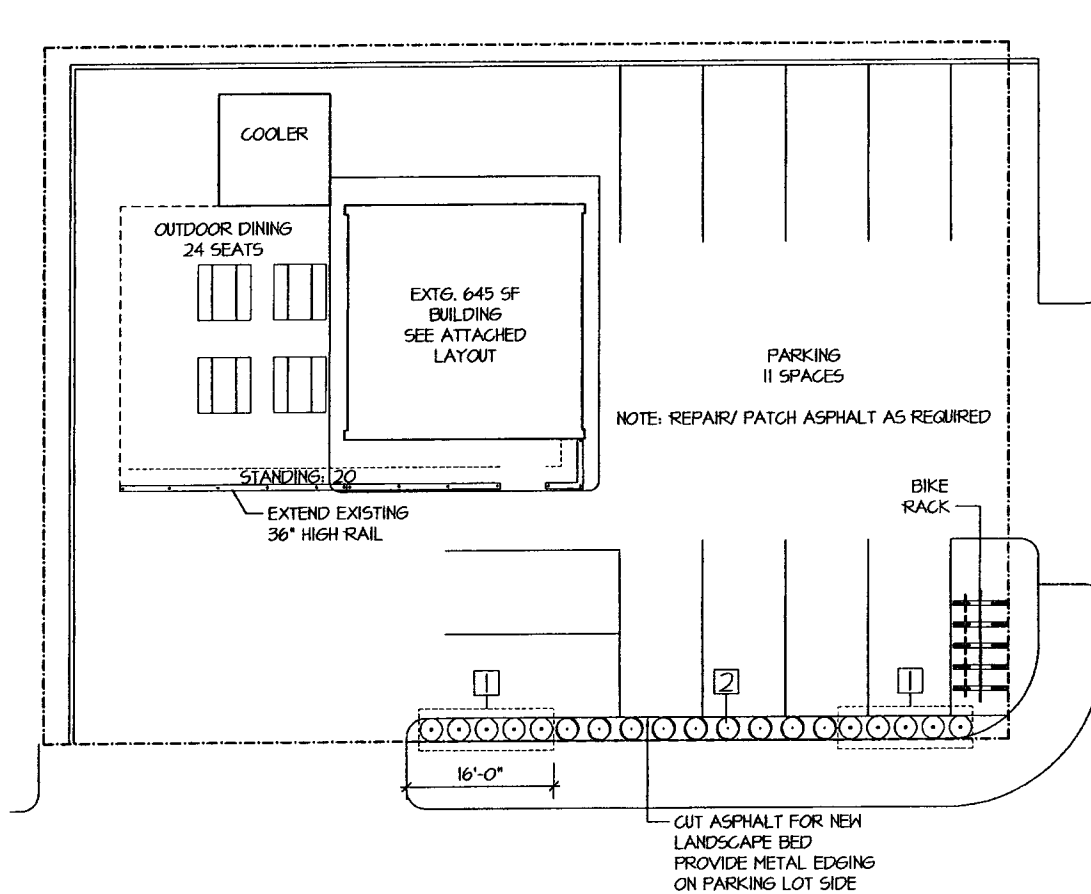
10. Additional comments/ description/operational characteristics or prior experience:

Owner of Field Guide

Note: If smoking is permitted, then floor plans must be submitted showing all necessary building requirements for such facility



Signature of Applicant



- 1 SOFT TOUCH HOLLY
3 GALLON 30" HIGH MAX
3'-0" O/C
- 2 KLEIM'S HARDY GARDENIA
3 GALLON 36" HIGH @
3'-6" O/C

PARKING ANALYSIS

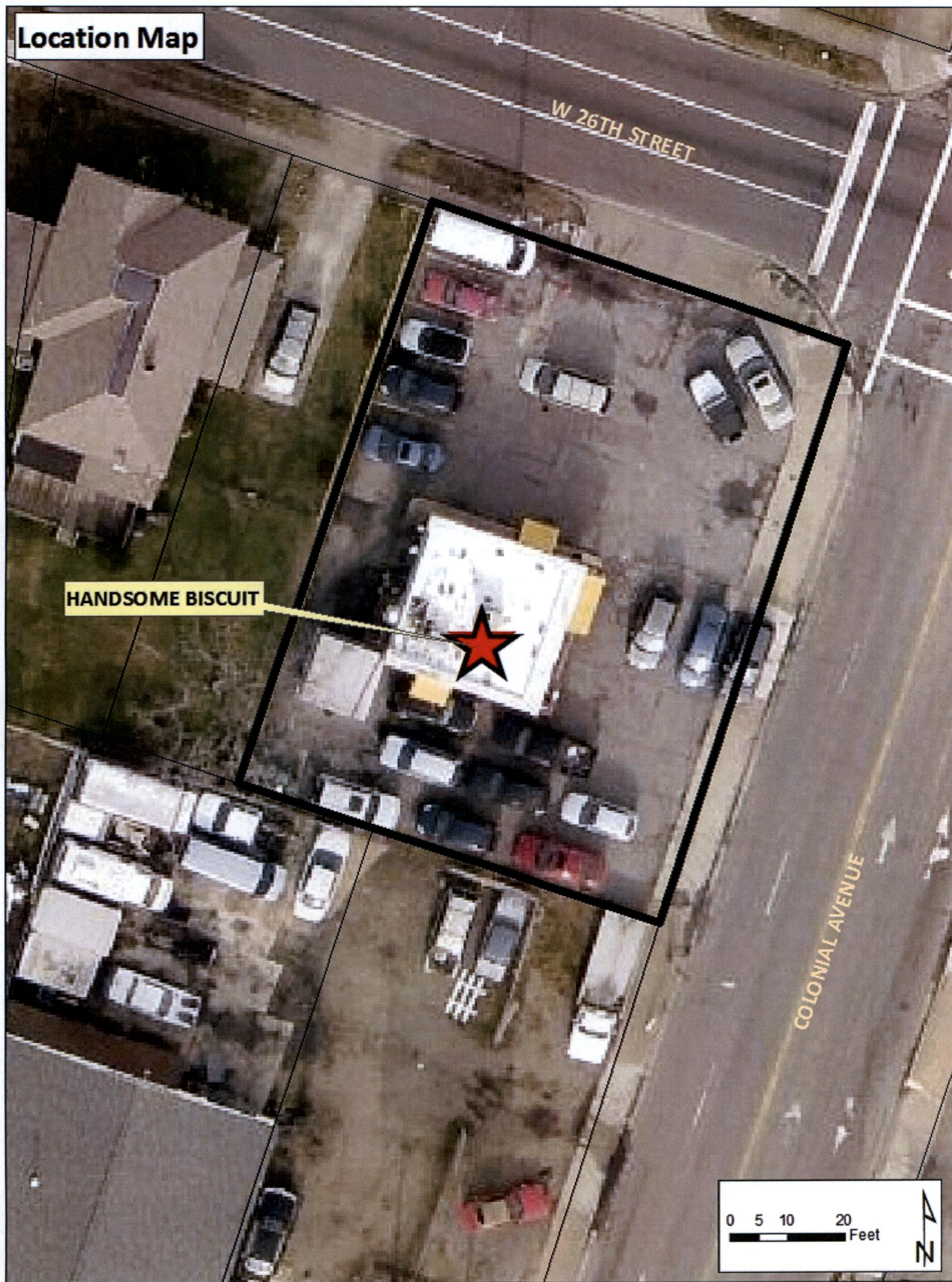
REQUIRED PARKING
A-2 RESTAURANT (1/175SF): 465SF/ 175 = 3
3 PARKING SPACES REQUIRED
1 BIKE RACK REQUIRED

11 PARKING SPACES PROVIDED
1 BIKE RACK PROVIDED

HANDSOME BISCUIT: 2511 COLONIAL AVENUE

1" = 20'-0"

Location Map



HANDSOME BISCUIT

W 26TH STREET

COLONIAL AVENUE

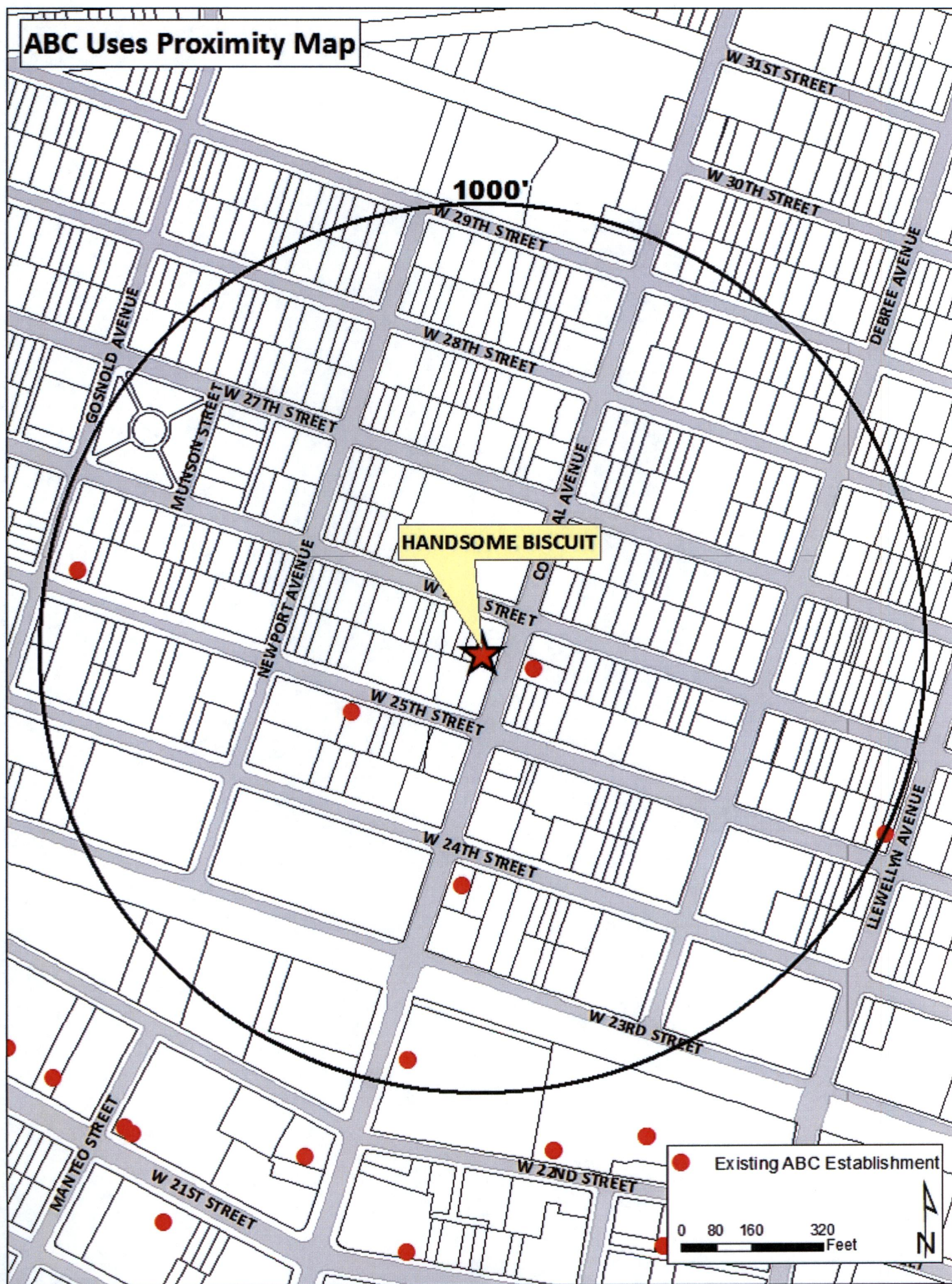
0 5 10 20 Feet



Zoning Map



ABC Uses Proximity Map





**APPLICATION
CONDITIONAL CHANGE OF ZONING**

Date of application: 4/7/2014

Conditional Change of Zoning

Conditional

From: C-2 Zoning To: Conditional C-2 Zoning

DESCRIPTION OF PROPERTY

Property location: (Street Number) 2511 (Street Name) COLONIAL

Existing Use of Property: RESTAURANT

Current Building Square Footage 625

Proposed Use RESTAURANT

Proposed Building Square Footage 625

Trade Name of Business (If applicable) HANDSOME BISCUIT

APPLICANT/ PROPERTY OWNER

1. Name of applicant: (Last) PORTER (First) JOHN (MI) L

Mailing address of applicant (Street/P.O. Box): 2511 COLONIAL AVE.

(City) NORFOLK (State) VA (Zip Code) 23517

Daytime telephone number of applicant (757) 450-4303 Fax ()

E-mail address of applicant: porter.jl@gmail.com

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July, 2013)

Conditional Rezoning

Page 2

(ejcc Colonial, LLC)

2. Name of property owner:(Last) CHENG (First) CAROL (MI) _____

Mailing address of property owner (Street/P.O. box): 1041 DUCKING POINT TRAIL

(City) VIRGINIA BEACH (State) VA (Zip Code) 23455

Daytime telephone number of owner () 636-6680 Fax number () _____

CIVIC LEAGUE INFORMATION

Civic League contact: FRANK KRISTON

Date(s) contacted: _____

Ward/Super Ward information: _____

REQUIRED ATTACHMENTS

- ✓ Required application fee, **\$705.00** (if check, make payable to Norfolk City Treasurer).
 - Application fee includes a non-refundable \$5 technology surcharge.
 - If accompanied with a necessary map amendment to the City's adopted general plan, *plaNorfolk2030*, an additional technology surcharge of **\$5** will be required.
- ✓ Two 8½ x 14 inch copies of a survey or site plan drawn to scale showing:
 - Existing and proposed building structures
 - Driveways
 - Parking
 - Landscaping
 - Property lines (see attached example)
- ✓ Proffered conditions.
- ✓ Description and details of the operation of the business (i.e., # of employees, # of bays, reason for rezoning, etc...)

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: CHIN P CHENG Sign: [Signature] 14-8114
(Property Owner or Authorized Agent Signature) (Date)

Print name: JOHN PORTER Sign: [Signature] 4/7/2014
(Applicant or Authorized Agent Signature) (Date)

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July, 2013)

Conditional Rezoning to amend C-2 (Corridor Commercial) Conditions
2511 Colonial Avenue

- a. The following uses shall not be permitted on the property:
 - 1) Automobile and Truck Repair,
 - 2) Automobile Sales and Service,
 - 3) Adult Movie Theater,
 - 4) Adult Novelty,
 - 5) Convenience Store, 24-Hours (with fuels sales).
- b. A landscape plan shall be submitted to the Department of Recreation Parks and Open space for review and approval. The landscaping shall be installed and maintained in accordance with the approved plan.
- c. The parking lot will be repaired and striped with applicable standards.
- d. No business license shall be issued for any new business on the property until conditions "b" and "c" above have been complied with in their entirety.



**APPLICATION
ADULT USE SPECIAL EXCEPTION
EATING AND DRINKING ESTABLISHMENT
(Please print)**

Date

DESCRIPTION OF PROPERTY

Address

Existing Use of Property

Proposed Use

Current Building Square Footage

Proposed Building Square Footage

Trade Name of Business (if applicable)

APPLICANT/ PROPERTY OWNER

1. Name of applicant: (Last) (First) (MI)

Mailing address of applicant (Street/P.O. Box)

(City) (State) (Zip Code)

Daytime telephone number of applicant Fax number

E-mail address of applicant

2. Name of property owner (Last) (First) (MI)

Mailing address of property owner (Street/P.O. Box)

(City) (State) (Zip Code)

Daytime telephone number of owner Fax number

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July 2013)

CONTACT INFORMATION

Civic League contact Frank Kriston (President)

Date(s) contacted 4-7-2014

Ward/Super Ward information Theresa Whibley/Angelia Williams

REQUIRED ATTACHMENTS

- Required application fee, **\$355.00** (if check, make payable to Norfolk City Treasurer).
 - Application fee includes a non-refundable \$5 technology surcharge.
- Two 8½ inch x 14 inch (maximum size) copies of a floor plan prepared by a registered design professional drawn to scale showing seats/tables, restroom facilities, bar, ingress and egress, standing room, outdoor dining and total maximum capacity (see attached example)
- Two 8½ inch x 14 inch (maximum size) copies of a survey or conceptual site plan (required for new construction or site improvements) drawn to scale showing:
 - Existing and proposed building structures
 - Driveways
 - Parking
 - Landscaping
 - Property lines (see attached example)
- Completed Exhibit A, Description of Operations (attached)

CERTIFICATION

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Chen P. Cheng Sign: Chen P. Cheng 4/8/14
(Property Owner or Authorized Agent Signature) (Date)

Print name: John Porter Sign: [Signature] 4-7-14
(Applicant or Authorized Agent Signature) (Date)

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July 2013)



City of NORFOLK

May 1, 2014

Frank Kriston
President, Park Place Civic League
219 W. 29th Street
Norfolk, VA 23504

Dear Mr. Kriston,

The Planning Department has received an application for a conditional rezoning, to revise conditions to permit a restaurant on the subject property, and a special exception to operate an eating and drinking establishment on property located at 2511 Colonial Avenue. This item is tentatively scheduled for the May 22, 2014 City Planning Commission public hearing.

Summary

These requests would allow the existing restaurant, Handsome Biscuit, to serve alcoholic beverages to their customers, as well as to change the zoning conditions which regulate the use of the property.

	Current	Proposed
Hours of Operation	N/A	8:00 a.m. until 11:00 p.m, seven days a week
Hours for the Sale of Alcohol	N/A	10:00 a.m. until 11:00 p.m, seven days a week
Seating	12 seats indoor 0 seats outdoor 42 total capacity	12 seats indoor 24 seats outdoor 42 total capacity

If you would like additional information on the request, you may contact the applicant, John Porter, at (757) 450-4303 or you may contact me at matthew.simons@norfolk.gov or (757) 664-4750. A copy of the applications is enclosed.

Sincerely,

Matthew Simons
City Planner II

cc: Vanessa Seals, Senior Neighborhood Development Specialist
Vanessa.Seals@norfolk.gov or (757) 823-4357